HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ottawa-Gatineau CMA (Ontario)

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- Ottawa's apartment vacancy rate increased to 2.9 per cent in 2013 from 2.5 per cent a year earlier.
- The average fixed[1] sample rent for two bedroom apartments increased by 2.0 per cent in 2013, just slightly above inflation.
- The rise in condominium rental supply absorbed some of the demand for rental accommodations and pushed the vacancy rate of traditional units up.

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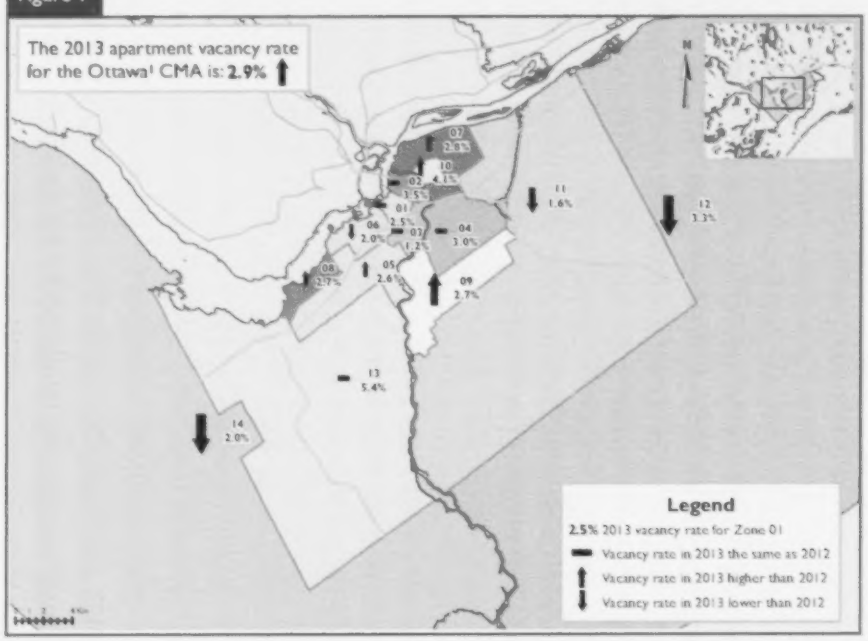

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[1] Fixed-sample refers to a sample common to both the October 2012 and October 2013 surveys.

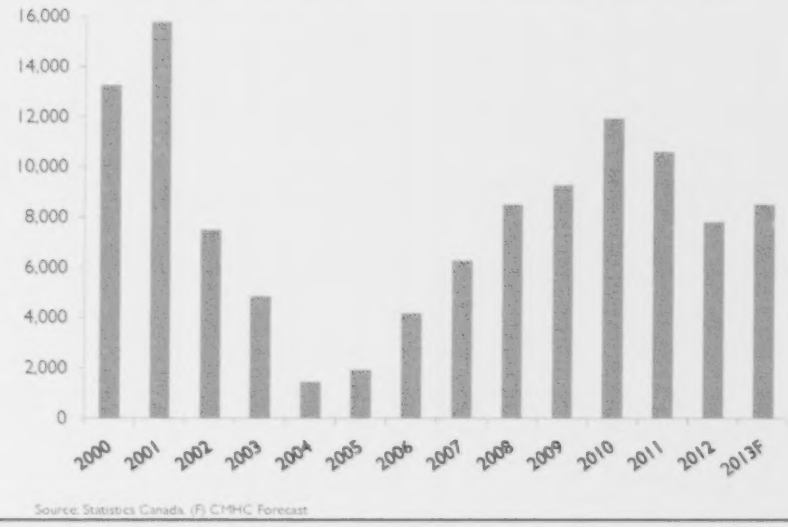
Market Overview

The rental market survey conducted in October 2013 by Canada Mortgage and Housing Corporation (CMHC) revealed that the average vacancy rate for the Ottawa Census Metropolitan Area (CMA) was 2.9 per cent, up from 2.5 per cent last year. Ottawa remained at the same position as last year relative to other CMAs, at seventh lowest vacancy rate point, higher than the Ontario average of 2.6 per cent.

Various supply and demand factors played a role in pushing the vacancy rate upward this October. Although continued inflows of immigrants into the capital supported the rental market, demand for rental accommodations decreased this year steered by softer employment conditions in the Ottawa region. Noteworthy is that while immigration is projected to be somewhat stronger than last year, it will remain below previous peaks.

Figure 2

Robust Net Migration Inflows into Canada's Capital City

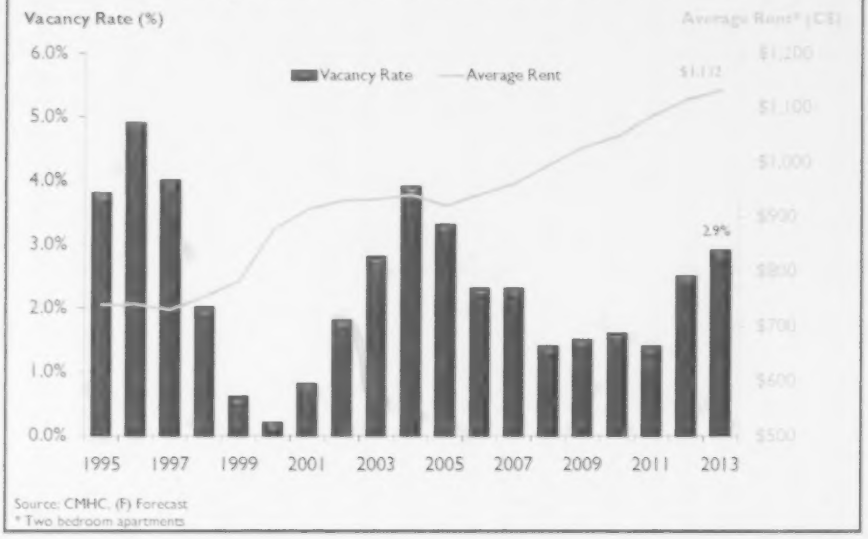


Source: Statistics Canada, (F) CMHC Forecast

On the supply side, although few purpose-built rental units were completed and added to the rental market stock since October 2012, the percentage of condominium units offered for rental purposes rose. These additional rental condos absorbed some of the demand coming from robust net migration in the CMA. Ultimately, supply forces outweighed demand and led to a slight increase in the vacancy rate from last year.

Figure 3

The Vacany rate rose and rent increased above inflation



Source: CMHC, (F) Forecast
* Two bedroom apartments

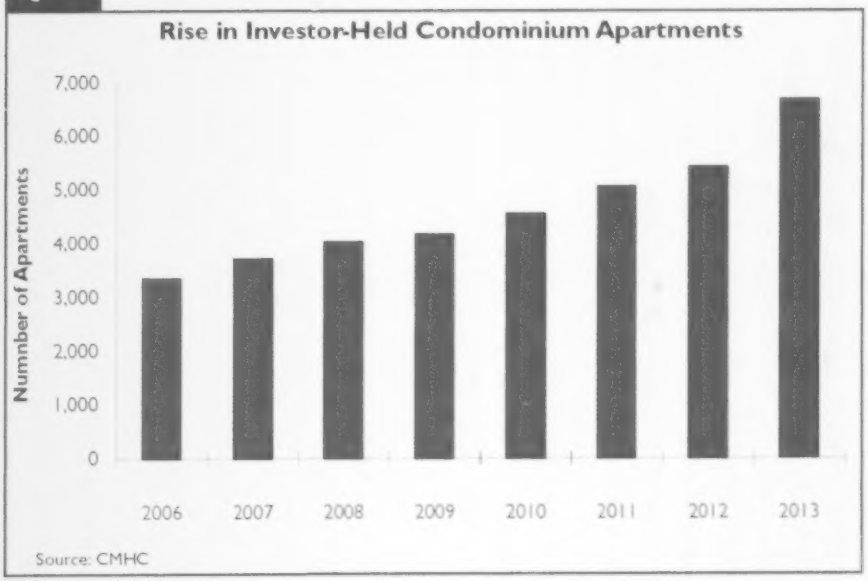
Demand Factors

Employment conditions contributed to a softening vacancy rate

The rise in the availability[2] rate from 4.6 per cent last year t[illegible] 5.1 per cent this year signalled the movement of some households away from rental accommodations. Given the prospects of higher mortgage rates into 2014, some first-time buyers, generally within the 25-44 age cohort, jumped into the homeownership market supported by improving employment conditions. Given that households in

[2] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

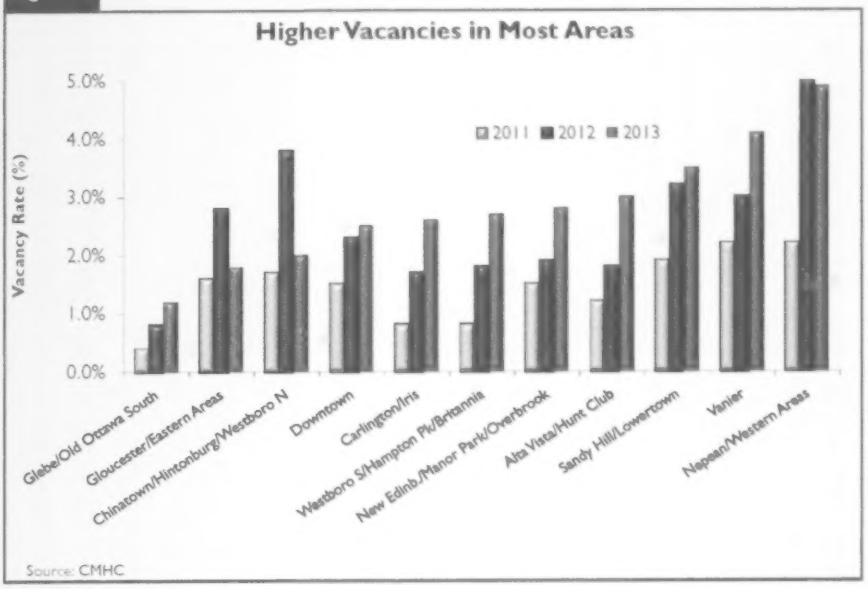
Figure 4



this age group represent over one-third of all households in the CMA, the decision of some of them to move into homeownership pressured the vacancy rate up.

In addition, the weaker employment performance of the 15-24 age group further pressured the vacancy rate up as their demand for rental units eased. While this younger age cohort forms households at a low rate, they comprise 11 per cent of total renters in the Ottawa CMA. According to latest Census from Statistics Canada, over half of young adults 20-24 were living at their parental home, further contributing to the increase in the vacancy rate.

Figure 5



Migration remains supportive of the rental market

Continued inflows of immigrants into the capital supported rental demand this year and helped to ease some of the upward pressure on the vacancy rate. Research[3] shows that immigrants are more likely to rent in the first four years than move into homeownership. Recent Census data showed that a greater proportion of employed immigrants in the CMA hold post-secondary degrees.

In addition, the latest Statistics Canada Census revealed that close to half of all immigrants in the CMA come from South Asia, China and Southeast Asia and earn incomes either matching or very close to the Canadian-born average income supporting demand for higher-end condos in addition to demand for the traditional purpose built rental apartments. However, while net migration is projected to be higher than last year, the increase is not projected to be substantial and levels will remain below peak levels. Net migration into the capital is expected to reach 8,500 in 2013, a gain of 700 more people over 2012.

[3] Haan, M. 2012. The housing experiences of New Canadians: Insights from the Longitudinal Survey of Immigrants to Canada (LSIC).

Supply Factors

Larger share of rental condominiums

The number of condominium apartments offered as rental accommodations increased by 23 per cent to 6,680 or 1,254 units more than the previous year. Although there was demand for these rental condo-apartments, given this high increase in units in the market, their vacancy rate inched up to 3.6 per cent this year from 3.2 per cent last year.

The availability of these additional condo units drew some demand away from traditional purpose built units. For example, the vacancy rate for rental condos in the inner suburbs diverged from the rising vacancy trend and went down to 3.6 per cent compared to 4.3 per cent last year, while the vacancy rate for purpose-built units in the inner suburbs went up from 2.4 to 2.9 per cent. This signals that additional condo-rental dwellings gave renters more options to choose from when deciding to rent, thereby pressuring the vacancy rate of the purpose-built units upward.

In general, the average rent of a 2-bedroom condominium unit was over 25 per cent higher than the same bedroom count purpose-built rental apartments and rental townhomes. However, demand for newer units in the purposed-built universe behaved differently. The vacancy rate for more expensive 2-bedroom purpose-built rental units constructed after 2000 declined from 3.5 per cent to 1.3 per cent signalling growth in high-end demand. Noteworthy is that the average rent for such purpose-built newer units was 6 per cent higher than the average rent for a same bedroom count condo unit.

Some of the demand for condo rental might be coming from the higher income population segments in Ottawa, given the substantial difference in rents between a purpose-built dwelling and a condo rental apartment. The average after-tax household (two or more person households) income reached $93,685 in Ottawa according to the latest Census remaining well above other major Canadian cities.

Townhomes rentals also a competitor

The vacancy rate for townhomes rented out declined to 3.7 per cent from 4.4 per cent in October 2012, indicating an increase in demand for such rental dwellings. Supporting demand for rental townhomes is that 2-bedroom units were renting at an average rent of $1,130, almost on par with the going rate for a 2-bedroom traditional apartment unit while offering more space. According to the latest Statistics Canada Census, the average number of persons per census family in the Ottawa CMA is 3.0. Given this family size, some households preferred to rent more spacious accommodations. Consequently, townhomes absorbed some of the increased demand away from the purpose-built apartment units pressuring the latter`s vacancy rate up.

Ottawa's rent rises below guideline

The 2-bedroom fixed sample rent rose 2.0 per cent at the same pace of growth as seen in 2012, but remained below the Rent Guideline increase of 2.5 per cent for 2013 in Ontario.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

Landlords having experienced higher vacancy rates, compared to the previous fall, raised rents at a slower rate in order to attract tenants.

The largest fixed sample rent increase was observed among bachelor units, especially among those located in New Edinburgh/Manor Park/ Overbrook rising 5.2 per cent as such units in the area remained highly in

demand. Notably, their vacancy rate declined from 1.7 per cent last year to one of tightest vacancies in Ottawa at 0.8 per cent. Only bachelor units in the Glebe/Old Ottawa South, Alta Vista, Carlington-Iris had a lower vacancy rate ranging from 0.5-0.6 per cent as rents remained below $780.

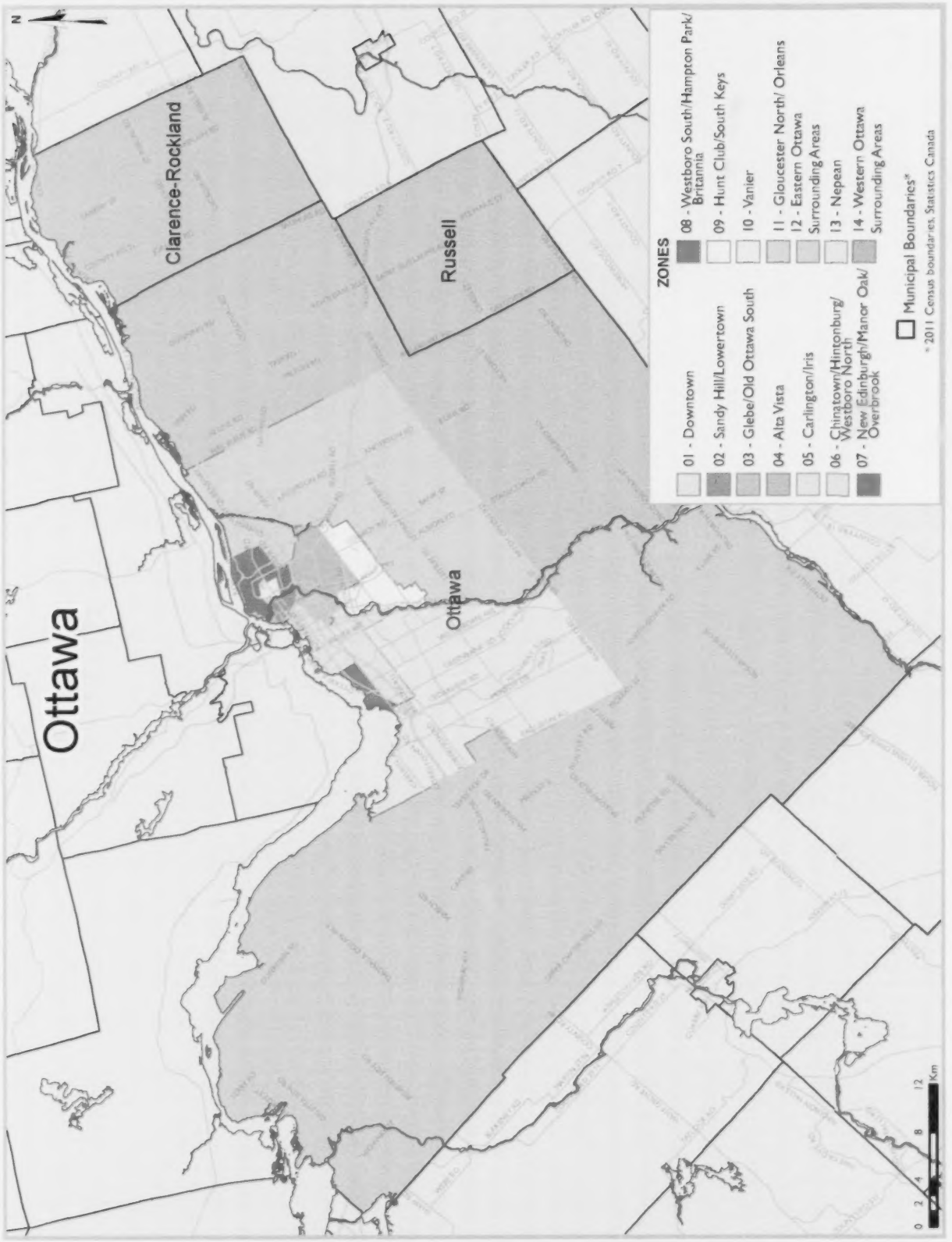
On the other hand, three-bedroom apartments in Hunt Club/South Keys saw no rent increase from last year as such units in the area had the highest vacancy rate at 6.1 per cent well above the Ottawa average for this bedroom type at 4.1 prompting landlords to keep rents at last year`s level to attract tenants.

An Explanation of CMHC's Primary and Secondary Rental Market Surveys

CMHC'S Rental Market Survey and Secondary Rental Market Survey only include privately initiated structures.

The primary rental market encompasses units in structures with three or more units, composed of self-contained units where the primary purpose of the structure is to house rental tenants. CMHC's Rental Market Survey (RMS) surveys the primary rental market in all centres with a population of 10,000 or more.

The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's RMS. There are two types of Secondary Rental Market Surveys: of rented Condominiums and of rented structures with less than three self contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada.


N
Clarence-Rockland
Russell
Ottawa
Ottawa
ZONES
01 - Downtown
02 - Sandy Hill/Lowertown
03 - Glebe/Old Ottawa South
04 - Alta Vista
05 - Carlington/Iris
06 - Chinatown/Hintonburg/ Westboro North
07 - New Edinburgh/Manor Oak/ Overbrook
08 - Westboro South/Hampton Park/ Britannia
09 - Hunt Club/South Keys
10 - Vanier
11 - Gloucester North/ Orleans
12 - Eastern Ottawa Surrounding Areas
13 - Nepean
14 - Western Ottawa Surrounding Areas
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 2 4 8 12 Km

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	**Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	**Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown.
Zone 3	**Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South.
Zone 4	**Alta Vista** - Includes Alta Vista
Zone 5	**Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	**Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	**New Edinburgh/Manor Park/Overbrook** - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zone 9	**Hunt Club/South Keys** - Includes Hunt Club and South Keys
Zones 1-9	**Former City of Ottawa**
Zone 10	**Vanier** - Includes Vanier.
Zone 11	**Gloucester North/Orleans** - Includes the former municipality of Gloucester.
Zone 12	**Eastern Ottawa Surrounding Areas** - Includes the former municipalities of Cumberland, Clarence-Rockland, Russell and Osgoode.
Zones 11-12	**Gloucester and Eastern Areas**
Zone 13	**Nepean** - Includes the former municipality of Nepean.
Zone 14	**Western Ottawa Surrounding Areas** - Includes the former municipalities of Kanata, West Carleton, Goulbourn and Rideau.
Zones 13-14	**Nepean and Western Areas**
Zones 1-14	**Ottawa-Gatineau CMA (Ontario portion)**

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	**Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	**Inner Suburbs** includes RMS Zone 4 (Alta Vista); Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 10 (Vanier).
Sub Area 3	**Outer Suburbs** includes RMS Zone 5 (Carlington/Iris); Zone 9 (Hunt Club/South Keys); Zone 11 (Gloucester North/Orleans); Zone 12 (Eastern Ottawa Surrounding Areas; Zone 13 (Nepean); Zone 14 (Western Ottawa Surrounging Areas.
Sub Areas 1-3	**Ottawa-Gatineau CMA (Ontario portion)**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	1.9	2.3	2.1	2.3	3.4	2.7	1.3	5.2	2.3	2.5
Sandy Hill/Lowertown	3.4	2.2	2.7	3.9	3.5	3.7	5.5	3.5	3.2	3.5
Glebe/Old Ottawa South	0.0	0.5	0.8	1.8	1.2	0.8	0.0	0.0	0.8	1.2
Alta Vista	2.8	0.5	2.1	3.3	1.3	2.6	2.8	5.4	1.8	3.0
Carlington/Iris	0.4	0.6	1.8	2.6	1.8	3.0	0.5	3.5	1.7	2.6
Chinatown/Hintonburg/Westboro N	1.2	1.4	4.4	2.3	3.8	1.8	3.2	1.9	3.8	2.0
New Edinb./Manor Park/Overbrook	1.7	0.8	2.6	3.2	1.3	2.8	**	**	1.9	2.8
Westboro S/Hampton Pk/Britannia	1.5	1.8	2.2	3.4	1.4	2.1	0.0	1.9	1.8	2.7
Hunt Club/South Keys	0.8	**	1.8	3.0	1.0	2.3	3.0	6.1	1.4	2.7
Former City of Ottawa	1.8	1.7	2.3	2.9	2.0	2.5	2.3	3.3	2.2	2.6
Vanier	**	**	1.5	2.7	4.8	4.6	**	**	3.0	4.1
Gloucester North/Orleans	4.9	**	3.1	1.5	2.5	1.3	0.0	0.0	2.8	1.6
Eastern Ottawa Surrounding Areas	**	**	0.0	6.3	4.0	2.7	**	**	3.1	3.3
Gloucester/Eastern Areas	4.8	**	2.9	1.8	2.7	1.6	0.0	0.0	2.8	1.8
Nepean	2.8	3.5	6.7	5.1	4.4	5.8	6.6	4.8	5.3	5.4
Western Ottawa Surrounding Areas	**	**	7.0	3.5	1.2	1.3	**	**	3.0	2.0
Nepean/Western Areas	2.8	3.5	6.7	4.9	3.8	5.0	6.5	4.7	5.0	4.9
Ottawa-Gatineau CMA (Ont. Part)	**2.1**	**1.9**	**2.6**	**3.0**	**2.5**	**3.0**	**2.7**	**4.1**	**2.5**	**2.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	772	788	1,017	1,027	1,385	1,392	1,579	1,544	1,069	1,080
Sandy Hill/Lowertown	776	767	1,017	1,029	1,298	1,303	1,710	1,767	1,096	1,116
Glebe/Old Ottawa South	740	752	956	921	1,236	1,225	1,478	1,547	1,080	1,064
Alta Vista	756	769	884	907	1,088	1,123	1,447	1,405	989	1,022
Carlington/Iris	736	776	861	882	1,034	1,068	1,230	1,276	933	961
Chinatown/Hintonburg/Westboro N	723	728	863	879	1,120	1,104	1,662	1,646	927	934
New Edinb./Manor Park/Overbrook	737	763	914	933	1,136	1,144	1,334	1,438	1,028	1,041
Westboro S/Hampton Pk/Britannia	755	764	868	889	1,047	1,078	1,146	1,184	937	961
Hunt Club/South Keys	737	697	849	853	994	1,007	1,295	1,295	923	935
Former City of Ottawa	**756**	**767**	**925**	**939**	**1,142**	**1,160**	**1,462**	**1,505**	**1,003**	**1,021**
Vanier	608	617	794	812	922	938	1,005	1,039	850	882
Gloucester North/Orleans	770	789	882	904	999	1,025	1,085	1,103	938	962
Eastern Ottawa Surrounding Areas	**	**	813	816	921	938	**	**	903	917
Gloucester/Eastern Areas	**767**	**787**	**879**	**899**	**986**	**1,010**	**1,087**	**1,107**	**934**	**957**
Nepean	808	828	905	917	1,079	1,092	1,257	1,240	1,020	1,034
Western Ottawa Surrounding Areas	**	**	1,260	1,261	1,380	1,420	**	**	1,341	1,371
Nepean/Western Areas	**808**	**828**	**955**	**966**	**1,135**	**1,153**	**1,262**	**1,251**	**1,069**	**1,086**
Ottawa-Gatineau CMA (Ont. Part)	**754**	**766**	**916**	**932**	**1,115**	**1,132**	**1,377**	**1,396**	**996**	**1,015**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	1,516	1,537	5,000	5,002	2,068	2,061	196	206	8,780	8,806
Sandy Hill/Lowertown	923	940	2,940	2,921	1,686	1,705	378	396	5,927	5,962
Glebe/Old Ottawa South	183	198	1,557	1,544	1,168	1,257	210	198	3,118	3,197
Alta Vista	181	180	3,680	3,674	3,356	3,441	294	290	7,511	7,585
Carlington/Iris	483	485	3,255	3,269	2,724	2,729	194	193	6,656	6,676
Chinatown/Hintonburg/Westboro N	639	661	2,558	2,312	1,156	1,138	135	137	4,488	4,248
New Edinb./Manor Park/Overbrook	222	220	1,258	1,267	1,568	1,570	151	146	3,199	3,203
Westboro S/Hampton Pk/Britannia	429	428	2,722	2,718	2,289	2,288	158	168	5,598	5,602
Hunt Club/South Keys	121	49	973	1,052	1,005	1,019	66	66	2,165	2,186
Former City of Ottawa	**4,697**	**4,698**	**23,943**	**23,759**	**17,020**	**17,208**	**1,782**	**1,800**	**47,442**	**47,465**
Vanier	169	169	1,844	1,813	1,813	1,838	190	194	4,016	4,014
Gloucester North/Orleans	116	116	830	829	1,477	1,477	229	230	2,652	2,652
Eastern Ottawa Surrounding Areas	2	2	61	62	253	252	4	4	320	320
Gloucester/Eastern Areas	**118**	**118**	**891**	**891**	**1,730**	**1,729**	**233**	**234**	**2,972**	**2,972**
Nepean	141	141	1,701	1,700	2,670	2,676	336	335	4,848	4,852
Western Ottawa Surrounding Areas	2	2	288	287	588	599	4	8	882	896
Nepean/Western Areas	**143**	**143**	**1,989**	**1,987**	**3,258**	**3,275**	**340**	**343**	**5,730**	**5,748**
Ottawa-Gatineau CMA (Ont. Part)	**5,127**	**5,128**	**28,667**	**28,450**	**23,821**	**24,050**	**2,545**	**2,571**	**60,160**	**60,199**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	3.4	4.2	3.9	4.0	5.3	4.7	2.5	5.8	4.1	4.3
Sandy Hill/Lowertown	4.8	2.9	4.8	5.7	4.2	4.6	**	3.7	4.7	4.8
Glebe/Old Ottawa South	2.1	3.4	2.0	2.5	2.4	2.1	0.0	0.6	2.1	2.3
Alta Vista	5.1	2.6	5.1	6.3	3.1	4.8	4.1	9.6	4.2	5.6
Carlington/Iris	2.9	3.8	4.5	5.2	4.1	5.5	3.8	5.7	4.2	5.2
Chinatown/Hintonburg/Westboro N	2.9	2.8	6.3	3.1	5.7	3.1	4.0	4.1	5.6	3.1
New Edinb./Manor Park/Overbrook	3.8	0.8	4.5	5.5	2.3	5.1	**	**	3.3	4.8
Westboro S/Hampton Pk/Britannia	4.1	3.0	4.6	5.1	3.2	3.7	0.0	1.9	3.9	4.3
Hunt Club/South Keys	0.8	2.0	3.4	6.4	3.7	5.2	6.1	9.1	3.5	5.8
Former City of Ottawa	**3.6**	**3.3**	**4.5**	**4.8**	**3.7**	**4.5**	**3.4**	**4.8**	**4.1**	**4.6**
Vanier	**	**	2.7	4.6	6.1	5.7	**	**	4.3	5.4
Gloucester North/Orleans	8.8	11.8	5.2	5.3	4.2	3.5	0.0	**	4.8	4.7
Eastern Ottawa Surrounding Areas	**	**	0.0	6.3	4.8	5.0	**	**	3.8	5.5
Gloucester/Eastern Areas	**8.7**	**11.7**	**4.9**	**5.3**	**4.3**	**3.7**	**0.0**	**	**4.7**	**4.8**
Nepean	8.5	9.2	10.4	10.6	8.1	10.3	10.0	10.2	9.1	10.3
Western Ottawa Surrounding Areas	**	**	7.6	4.9	2.8	3.7	**	**	4.4	4.0
Nepean/Western Areas	**8.4**	**9.1**	**10.0**	**9.8**	**7.1**	**9.0**	**9.9**	**9.9**	**8.4**	**9.4**
Ottawa-Gatineau CMA (Ont. Part)	**4.1**	**3.8**	**4.8**	**5.2**	**4.4**	**5.2**	**4.0**	**5.9**	**4.6**	**5.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown	2.5	2.4	2.0	1.1	1.8	2.1	++	**	2.1	1.4
Sandy Hill/Lowertown	2.4	2.1	1.7	1.8	1.6	++	**	++	1.3	1.5
Glebe/Old Ottawa South	5.2	++	++	-4.2	2.7	**	++	++	1.9	**
Alta Vista	5.7	0.8	1.0	2.3	2.8	2.5	++	1.9	2.1	2.5
Carlington/Iris	3.2	3.8	2.5	2.0	++	4.8	**	3.0	1.7	3.0
Chinatown/Hintonburg/Westboro N	5.8	1.5	2.6	0.7	3.6	1.9	**	1.1	3.9	0.7
New Edinb./Manor Park/Overbrook	++	5.2	2.8	2.8	3.6	**	3.6	4.0	3.5	2.3
Westboro S/Hampton Pk/Britannia	1.7	1.0	++	2.8	++	2.8	0.6	1.2	++	2.7
Hunt Club/South Keys	5.5	++	3.6	0.6	1.1	1.5	0.0	0.0	2.5	1.4
Former City of Ottawa	**3.4**	**1.9**	**1.9**	**1.4**	**1.9**	**2.0**	**4.3**	**2.0**	**2.0**	**1.7**
Vanier	5.9	++	3.1	++	1.9	1.7	**	0.7	2.9	0.7
Gloucester North/Orleans	2.9	1.7	2.2	1.7	2.0	3.5	++	++	2.0	2.4
Eastern Ottawa Surrounding Areas	**	**	++	3.5	++	++	**	**	++	1.1
Gloucester/Eastern Areas	**2.9**	**1.6**	**2.1**	**1.8**	**1.8**	**3.2**	**++**	**++**	**1.8**	**2.2**
Nepean	4.0	3.0	3.2	0.9	2.6	1.5	4.3	0.5	2.9	1.2
Western Ottawa Surrounding Areas	**	**	3.2	1.3	3.3	2.2	**	**	3.0	2.4
Nepean/Western Areas	**3.9**	**3.0**	**3.2**	**0.9**	**2.7**	**1.6**	**4.2**	**0.6**	**2.9**	**1.4**
Ottawa-Gatineau CMA (Ont. Part)	**3.5**	**1.9**	**2.1**	**1.3**	**2.0**	**2.0**	**4.2**	**1.9**	**2.1**	**1.6**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	3.7	3.0	3.3	3.9	4.3	2.4	3.6	4.1	3.7	3.2
1940 - 1959	1.7	2.8	2.0	3.4	3.1	4.6	**	**	2.5	3.8
1960 - 1974	1.6	1.4	2.6	3.0	2.1	3.0	2.9	3.7	2.4	2.9
1975 - 1989	3.0	1.6	2.4	1.8	2.4	2.4	0.6	7.1	2.4	2.2
1990 - 1999	**	**	3.0	5.7	0.8	1.6	**	**	1.7	3.7
2000+	3.4	3.1	3.6	4.3	3.5	1.3	**	0.0	3.5	2.5
Total	2.1	1.9	2.6	3.0	2.5	3.0	2.7	4.1	2.5	2.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	689	705	906	931	1,185	1,194	1,595	1,544	1,029	1,047
1940 - 1959	713	716	828	851	995	1,010	1,121	1,186	896	923
1960 - 1974	775	789	909	923	1,104	1,121	1,387	1,392	983	1,000
1975 - 1989	772	782	918	932	1,113	1,133	1,326	1,356	1,004	1,023
1990 - 1999	657	678	985	980	1,108	1,021	**	1,736	1,033	1,016
2000+	969	995	1,477	1,434	1,493	1,526	**	1,968	1,477	1,490
Total	754	766	916	932	1,115	1,132	1,377	1,396	996	1,015

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	**	**	2.8	3.1	4.1	2.5	**	**	3.3	2.6
6 to 19 Units	4.1	3.2	2.7	3.6	3.1	3.9	5.2	**	3.1	3.9
20 to 49 Units	1.0	3.4	3.0	4.6	2.6	3.8	3.8	3.3	2.6	4.2
50 to 99 Units	2.9	1.5	3.2	3.3	3.1	3.9	2.2	10.9	3.1	3.5
100 to 199 Units	1.3	1.3	2.6	2.6	2.0	3.0	2.0	4.0	2.2	2.6
200+ Units	1.8	1.3	2.1	2.4	1.9	1.9	2.5	1.8	2.0	2.1
Total	2.1	1.9	2.6	3.0	2.5	3.0	2.7	4.1	2.5	2.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	671	682	830	859	1,090	1,101	1,243	1,318	983	1,018
6 to 19 Units	700	687	829	845	1,009	1,018	1,370	1,392	929	949
20 to 49 Units	722	727	905	920	1,069	1,087	1,553	1,559	939	954
50 to 99 Units	752	778	897	917	1,066	1,133	1,249	1,186	938	976
100 to 199 Units	785	798	948	964	1,168	1,185	1,269	1,303	1,025	1,042
200+ Units	778	800	947	955	1,168	1,185	1,509	1,536	1,045	1,059
Total	754	766	916	932	1,115	1,132	1,377	1,396	996	1,015

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa-Gatineau CMA (Ont. Part)

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	3.0	2.0	2.9	3.2	2.2	4.7	3.1	2.5	2.2	1.8	1.1	1.1
Sandy Hill/Lowertown	**	**	4.7	3.9	1.7	2.5	2.6	3.0	2.6	3.4	**	**
Glebe/Old Ottawa South	**	**	0.9	2.1	**	**	**	**	**	**	0.2	**
Alta Vista	**	-	**	**	3.8	0.9	0.6	**	1.6	2.5	2.1	3.5
Carlington/Iris	**	4.8	2.1	4.1	6.6	9.5	2.9	5.0	1.1	1.5	0.3	0.2
Chinatown/Hintonburg/Westboro N	3.3	2.7	2.5	2.8	2.4	4.0	3.6	2.5	5.7	0.8	3.5	**
New Edinb./Manor Park/Overbrook	**	**	2.8	5.5	1.7	4.0	1.4	4.1	1.9	3.1	**	**
Westboro S/Hampton Pk/Britannia	**	**	2.0	2.6	3.3	**	3.8	**	1.8	2.8	1.1	1.7
Hunt Club/South Keys	**	**	**	**	**	**	**	**	0.6	3.8	**	**
Former City of Ottawa	**3.7**	**3.5**	**2.8**	**3.6**	**2.7**	**4.7**	**2.6**	**2.9**	**2.0**	**2.3**	**1.4**	**1.7**
Vanier	**	**	3.3	4.5	2.4	1.7	**	**	**	**	**	**
Gloucester North/Orleans	**	**	2.1	0.7	0.7	0.0	1.5	2.5	0.5	0.1	**	**
Eastern Ottawa Surrounding Areas	2.2	**	3.2	2.4	**	4.2	**	-	-	-	-	-
Gloucester/Eastern Areas	**	**	**2.4**	**1.2**	**2.4**	**2.0**	**1.3**	**2.5**	**0.5**	**0.1**	**	**
Nepean	-	-	7.1	6.6	3.3	4.7	7.0	5.0	4.0	5.6	6.2	5.0
Western Ottawa Surrounding Areas	**	**	**	1.5	1.0	0.0	**	**	4.0	2.1	-	-
Nepean/Western Areas	**	**	**6.5**	**6.0**	**2.1**	**2.4**	**6.5**	**5.2**	**4.0**	**4.9**	**6.2**	**5.0**
Ottawa-Gatineau CMA (Ont. Part)	**3.3**	**2.6**	**3.1**	**3.9**	**2.6**	**4.2**	**3.1**	**3.5**	**2.2**	**2.6**	**2.0**	**2.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Ont Part)										
LT $700	1.8	1.5	1.3	2.3	**	**	**	**	1.6	1.9
$700 - $799	1.1	2.1	2.7	2.2	1.8	**	**	**	2.1	2.2
$800 - $899	3.3	1.5	2.0	2.7	2.3	3.2	0.0	0.0	2.1	2.6
$900 - $999	**	6.3	2.7	3.2	1.6	2.4	0.0	**	2.3	3.2
$1000 - $1199	0.9	**	3.8	3.6	2.3	3.2	1.1	**	2.7	3.2
$1200+	**	**	5.3	5.5	4.0	3.2	3.9	3.6	4.3	3.7
Total	2.1	1.9	2.6	3.0	2.5	3.0	2.7	4.1	2.5	2.9

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	**	**	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	3.6	**	1.9	0.0
Glebe/Old Ottawa South	-	-	**	**	**	**	2.1	**	1.8	**
Alta Vista	-	-	-	-	**	0.0	**	3.2	**	2.5
Carlington/Iris	-	-	**	-	**	**	1.1	0.6	1.8	0.4
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	0.0
New Edinb./Manor Park/Overbrook	-	**	**	6.2	0.4	0.8	0.7	2.9	0.5	2.0
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	2.6	1.8	3.0	4.5
Former City of Ottawa	**	**	0.0	4.3	1.3	0.9	2.7	2.6	2.2	2.0
Vanier	-	-	**	**	**	**	6.7	**	5.9	11.8
Gloucester North/Orleans	-	-	-	-	6.9	**	4.1	3.3	4.2	3.3
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Gloucester/Eastern Areas	-	-	-	-	8.2	**	4.1	3.3	4.4	3.5
Nepean	**	**	**	**	6.8	5.5	5.8	5.1	6.1	5.2
Western Ottawa Surrounding Areas	-	-	-	-	**	**	3.7	**	4.7	2.6
Nepean/Western Areas	**	**	**	**	6.9	5.7	5.6	4.8	6.0	5.0
Ottawa-Gatineau CMA (Ont. Part)	**	**	1.3	4.2	4.3	3.3	4.5	3.9	4.4	3.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	**	**	**	**	**	**	**	**	1,103	1,113
Sandy Hill/Lowertown	-	-	**	**	1,180	1,215	1,427	1,548	1,266	1,381
Glebe/Old Ottawa South	-	-	**	**	**	**	1,536	1,683	1,473	1,589
Alta Vista	-	-	-	-	**	1,128	1,273	1,279	1,253	1,261
Carlington/Iris	-	-	**	-	**	**	1,258	1,308	1,230	1,269
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	1,355	1,159	1,283
New Edinb./Manor Park/Overbrook	-	**	**	889	960	994	1,110	1,091	1,023	1,023
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	1,095	**
Hunt Club/South Keys	-	-	-	-	**	**	1,437	1,457	1,390	1,414
Former City of Ottawa	**	**	915	928	1,040	1,052	1,242	1,256	1,160	1,163
Vanier	-	-	**	**	**	**	1,174	**	1,136	1,196
Gloucester North/Orleans	-	-	-	-	1,288	**	1,252	1,251	1,253	1,254
Eastern Ottawa Surrounding Areas	-	-	-	-	1,218	891	**	**	1,218	891
Gloucester/Eastern Areas	-	-	-	-	1,264	1,167	1,252	1,251	1,253	1,246
Nepean	**	**	**	**	1,186	1,207	1,268	1,297	1,247	1,274
Western Ottawa Surrounding Areas	-	-	-	-	**	**	1,431	**	1,380	1,490
Nepean/Western Areas	**	**	**	**	1,185	1,207	1,282	1,319	1,258	1,291
Ottawa-Gatineau CMA (Ont. Part)	**	**	903	922	1,120	1,130	1,263	1,286	1,224	1,240

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	4	4	19	19	6	6	18	14	47	43
Sandy Hill/Lowertown	0	0	6	6	26	26	29	33	61	65
Glebe/Old Ottawa South	0	0	2	2	6	6	48	48	56	56
Alta Vista	0	0	0	0	147	150	580	573	727	723
Carlington/Iris	0	0	2	0	138	138	224	223	364	361
Chinatown/Hintonburg/Westboro N	2	2	9	9	29	30	30	30	70	71
New Edinb./Manor Park/Overbrook	0	16	29	81	499	615	485	514	1,013	1,226
Westboro S/Hampton Pk/Britannia	0	0	0	0	34	34	30	30	64	64
Hunt Club/South Keys	0	0	0	0	20	20	114	114	134	134
Former City of Ottawa	6	22	67	117	905	1,025	1,558	1,579	2,536	2,743
Vanier	0	0	1	1	5	5	45	45	51	51
Gloucester North/Orleans	0	0	0	0	58	57	1,277	1,277	1,335	1,334
Eastern Ottawa Surrounding Areas	0	0	0	0	26	26	5	5	31	31
Gloucester/Eastern Areas	0	0	0	0	84	83	1,282	1,282	1,366	1,365
Nepean	3	3	4	4	813	814	2,575	2,573	3,395	3,394
Western Ottawa Surrounding Areas	0	0	0	0	56	56	241	244	297	300
Nepean/Western Areas	3	3	4	4	869	870	2,816	2,817	3,692	3,694
Ottawa-Gatineau CMA (Ont. Part)	**9**	**25**	**72**	**122**	**1,863**	**1,983**	**5,701**	**5,723**	**7,645**	**7,853**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	**	**	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	3.6	**	1.9	0.0
Glebe/Old Ottawa South	-	-	**	**	**	**	2.1	**	1.8	4.0
Alta Vista	-	-	-	-	**	0.0	**	3.9	**	3.1
Carlington/Iris	-	-	**	-	**	**	**	1.8	4.3	2.8
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	0.0
New Edinb./Manor Park/Overbrook	-	**	**	6.2	1.0	1.0	1.8	5.0	1.4	2.9
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	7.0	3.5	8.2	6.0
Former City of Ottawa	**	**	3.1	4.3	2.4	1.6	4.3	4.1	3.6	3.2
Vanier	-	-	**	**	**	**	8.9	**	7.8	17.6
Gloucester North/Orleans	-	-	-	-	8.6	**	5.6	5.2	5.7	5.3
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Gloucester/Eastern Areas	-	-	-	-	9.3	**	5.6	5.2	5.8	5.5
Nepean	**	**	**	**	10.8	11.0	8.0	9.0	8.7	9.5
Western Ottawa Surrounding Areas	-	-	-	-	**	**	6.6	**	7.7	6.1
Nepean/Western Areas	**	**	**	**	10.9	11.0	7.9	8.7	8.6	9.2
Ottawa-Gatineau CMA (Ont. Part)	**	**	4.3	5.1	6.7	6.1	6.4	6.7	6.5	6.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown	**	**	**	**	**	**	**	**	++	++
Sandy Hill/Lowertown	-	-	**	**	**	**	++	++	**	++
Glebe/Old Ottawa South	-	-	**	**	**	**	3.9	4.3	3.6	3.5
Alta Vista	-	-	-	-	**	**	++	4.7	++	3.9
Carlington/Iris	-	-	**	-	**	**	++	4.9	++	3.3
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	++	**
New Edinb./Manor Park/Overbrook	-	**	**	**	2.6	2.1	4.4	++	3.9	-0.9
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	++	**
Hunt Club/South Keys	-	-	-	-	**	**	1.4	1.3	1.4	1.8
Former City of Ottawa	**	**	++	++	2.4	1.6	2.6	2.6	2.8	++
Vanier	-	-	**	**	**	**	-1.4	**	-0.9	6.0
Gloucester North/Orleans	-	-	-	-	2.3	**	3.0	++	3.0	++
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Gloucester/Eastern Areas	-	-	-	-	2.2	++	3.0	++	3.0	++
Nepean	**	**	**	**	3.3	2.2	3.0	0.8	3.1	0.9
Western Ottawa Surrounding Areas	-	-	-	-	**	**	1.4	**	1.3	**
Nepean/Western Areas	**	**	**	**	3.2	2.2	2.9	0.9	2.9	1.0
Ottawa-Gatineau CMA (Ont. Part)	**	**	++	++	2.9	2.0	2.8	1.2	2.8	0.8

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	1.9	2.3	2.1	2.3	3.4	2.7	1.2	4.9	2.3	2.5
Sandy Hill/Lowertown	3.4	2.2	2.7	3.9	3.4	3.7	5.3	3.2	3.2	3.5
Glebe/Old Ottawa South	0.0	0.5	0.8	1.8	1.2	0.8	0.5	0.4	0.9	1.3
Alta Vista	2.8	0.5	2.1	3.3	1.4	2.4	3.7	4.0	2.0	3.0
Carlington/Iris	0.4	0.6	1.8	2.6	1.9	2.8	0.8	1.9	1.7	2.5
Chinatown/Hintonburg/Westboro N	1.2	1.4	4.4	2.3	3.7	1.8	4.9	1.4	3.8	2.0
New Edinb./Manor Park/Overbrook	1.7	0.8	2.6	3.4	1.1	2.2	1.0	2.8	1.5	2.6
Westboro S/Hampton Pk/Britannia	1.5	1.8	2.2	3.4	1.4	2.1	1.9	3.2	1.8	2.7
Hunt Club/South Keys	0.8	**	1.8	3.0	1.1	2.7	2.8	3.3	1.5	2.8
Former City of Ottawa	1.8	1.7	2.3	2.9	2.0	2.4	2.5	3.0	2.2	2.6
Vanier	**	**	1.5	2.7	4.8	4.6	**	**	3.0	4.2
Gloucester North/Orleans	4.9	**	3.1	1.5	2.7	1.5	3.8	3.0	3.3	2.2
Eastern Ottawa Surrounding Areas	**	**	0.0	6.3	4.7	3.9	**	**	3.8	4.3
Gloucester/Eastern Areas	4.8	**	2.9	1.8	3.0	1.9	3.8	3.0	3.3	2.3
Nepean	3.5	3.5	6.7	5.1	5.0	5.7	5.9	5.0	5.6	5.3
Western Ottawa Surrounding Areas	**	**	7.0	3.5	1.8	1.6	3.7	2.1	3.5	2.1
Nepean/Western Areas	3.4	3.5	6.7	4.9	4.5	5.1	5.7	4.8	5.4	4.9
Ottawa-Gatineau CMA (Ont. Part)	**2.1**	**1.9**	**2.6**	**3.0**	**2.6**	**3.0**	**4.0**	**3.9**	**2.7**	**3.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	771	788	1,017	1,028	1,384	1,391	1,559	1,532	1,069	1,080
Sandy Hill/Lowertown	776	767	1,016	1,029	1,296	1,302	1,688	1,749	1,098	1,119
Glebe/Old Ottawa South	740	752	956	921	1,235	1,224	1,491	1,572	1,087	1,073
Alta Vista	756	769	884	907	1,090	1,123	1,328	1,330	1,012	1,038
Carlington/Iris	736	776	861	882	1,042	1,075	1,245	1,294	948	977
Chinatown/Hintonburg/Westboro N	725	728	864	879	1,121	1,106	1,586	1,570	930	940
New Edinb./Manor Park/Overbrook	737	762	911	931	1,092	1,101	1,165	1,156	1,027	1,036
Westboro S/Hampton Pk/Britannia	755	764	868	889	1,047	1,078	1,139	1,206	939	964
Hunt Club/South Keys	737	697	849	853	996	1,010	1,385	1,397	950	963
Former City of Ottawa	**756**	**767**	**925**	**939**	**1,137**	**1,155**	**1,355**	**1,391**	**1,011**	**1,028**
Vanier	608	617	794	812	922	938	1,035	1,063	854	885
Gloucester North/Orleans	770	789	882	904	1,012	1,036	1,241	1,242	1,045	1,063
Eastern Ottawa Surrounding Areas	**	**	813	816	954	933	**	**	932	915
Gloucester/Eastern Areas	**767**	**787**	**879**	**899**	**1,002**	**1,018**	**1,241**	**1,242**	**1,036**	**1,051**
Nepean	807	828	904	917	1,104	1,121	1,267	1,290	1,113	1,132
Western Ottawa Surrounding Areas	**	**	1,260	1,261	1,361	1,415	1,435	1,509	1,351	1,401
Nepean/Western Areas	**807**	**828**	**955**	**966**	**1,145**	**1,165**	**1,280**	**1,311**	**1,143**	**1,166**
Ottawa-Gatineau CMA (Ont. Part)	**754**	**766**	**916**	**932**	**1,115**	**1,132**	**1,295**	**1,320**	**1,022**	**1,041**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	1,520	1,541	5,019	5,021	2,074	2,067	214	220	8,827	8,849
Sandy Hill/Lowertown	923	940	2,946	2,927	1,712	1,731	407	429	5,988	6,027
Glebe/Old Ottawa South	183	198	1,559	1,546	1,174	1,263	258	246	3,174	3,253
Alta Vista	181	180	3,680	3,674	3,503	3,591	874	863	8,238	8,308
Carlington/Iris	483	485	3,257	3,269	2,862	2,867	418	416	7,020	7,037
Chinatown/Hintonburg/Westboro N	641	663	2,567	2,321	1,185	1,168	165	167	4,558	4,319
New Edinb./Manor Park/Overbrook	222	236	1,287	1,348	2,067	2,185	636	660	4,212	4,429
Westboro S/Hampton Pk/Britannia	429	428	2,722	2,718	2,323	2,322	188	198	5,662	5,666
Hunt Club/South Keys	121	49	973	1,052	1,025	1,039	180	180	2,299	2,320
Former City of Ottawa	**4,703**	**4,720**	**24,010**	**23,876**	**17,925**	**18,233**	**3,340**	**3,379**	**49,978**	**50,208**
Vanier	169	169	1,845	1,814	1,818	1,843	235	239	4,067	4,065
Gloucester North/Orleans	116	116	830	829	1,535	1,534	1,506	1,507	3,987	3,986
Eastern Ottawa Surrounding Areas	2	2	61	62	279	278	9	9	351	351
Gloucester/Eastern Areas	**118**	**118**	**891**	**891**	**1,814**	**1,812**	**1,515**	**1,516**	**4,338**	**4,337**
Nepean	144	144	1,705	1,704	3,483	3,490	2,911	2,908	8,243	8,246
Western Ottawa Surrounding Areas	2	2	288	287	644	655	245	252	1,179	1,196
Nepean/Western Areas	**146**	**146**	**1,993**	**1,991**	**4,127**	**4,145**	**3,156**	**3,160**	**9,422**	**9,442**
Ottawa-Gatineau CMA (Ont. Part)	**5,136**	**5,153**	**28,739**	**28,572**	**25,684**	**26,033**	**8,246**	**8,294**	**67,805**	**68,052**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	3.4	4.2	3.9	4.0	5.3	4.7	2.3	5.4	4.1	4.2
Sandy Hill/Lowertown	4.8	2.9	4.8	5.7	4.1	4.5	5.9	3.4	4.7	4.7
Glebe/Old Ottawa South	2.1	3.4	2.0	2.5	2.4	2.1	0.5	1.4	2.1	2.3
Alta Vista	5.1	2.6	5.1	6.3	3.1	4.6	4.1	5.9	4.2	5.4
Carlington/Iris	2.9	3.8	4.5	5.2	4.2	5.5	3.5	3.6	4.2	5.1
Chinatown/Hintonburg/Westboro N	2.9	2.8	6.3	3.1	5.5	3.0	**	3.1	5.6	3.0
New Edinb./Manor Park/Overbrook	3.8	0.8	4.5	5.5	2.0	3.9	2.0	4.5	2.8	4.3
Westboro S/Hampton Pk/Britannia	4.1	3.0	4.6	5.1	3.2	3.7	5.6	4.9	4.1	4.4
Hunt Club/South Keys	0.8	2.0	3.4	6.4	3.9	5.4	6.7	5.6	3.8	5.8
Former City of Ottawa	3.6	3.3	4.5	4.8	3.7	4.3	3.8	4.4	4.1	4.5
Vanier	**	**	2.7	4.6	6.1	5.7	**	**	4.3	5.6
Gloucester North/Orleans	8.8	11.8	5.2	5.3	4.3	3.7	5.2	5.0	5.1	4.9
Eastern Ottawa Surrounding Areas	**	**	0.0	6.3	5.4	6.1	**	**	4.4	6.3
Gloucester/Eastern Areas	8.7	11.7	4.9	5.3	4.5	4.1	5.2	5.0	5.0	5.0
Nepean	9.0	9.2	10.5	10.6	8.7	10.4	8.2	9.1	8.9	10.0
Western Ottawa Surrounding Areas	**	**	7.6	4.9	3.7	3.8	6.5	5.7	5.2	4.5
Nepean/Western Areas	8.9	9.1	10.1	9.8	7.9	9.4	8.1	8.8	8.5	9.3
Ottawa-Gatineau CMA (Ont. Part)	**4.1**	**3.8**	**4.8**	**5.2**	**4.6**	**5.2**	**5.7**	**6.5**	**4.8**	**5.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Downtown	2.5	2.4	2.0	1.1	1.8	2.1	++	**	2.0	1.3
Sandy Hill/Lowertown	2.4	2.1	1.7	1.8	1.6	++	**	++	1.3	1.5
Glebe/Old Ottawa South	5.2	++	++	-4.1	2.7	**	++	++	2.0	**
Alta Vista	5.7	0.8	1.0	2.3	2.8	2.5	++	2.1	2.1	2.6
Carlington/Iris	3.2	3.8	2.5	2.0	++	4.6	**	3.2	1.7	3.0
Chinatown/Hintonburg/Westboro N	5.8	1.5	2.6	0.7	3.6	1.9	**	**	3.9	0.7
New Edinb./Manor Park/Overbrook	++	5.2	2.6	2.7	3.4	1.7	4.0	2.6	3.6	1.3
Westboro S/Hampton Pk/Britannia	1.7	1.0	++	2.8	++	2.8	0.6	1.3	++	2.7
Hunt Club/South Keys	5.5	++	3.6	0.6	1.1	1.5	0.2	0.2	2.4	1.4
Former City of Ottawa	3.4	1.9	1.9	1.4	1.9	2.0	4.1	2.1	2.0	1.6
Vanier	5.9	++	3.1	++	1.9	1.7	**	2.6	2.8	0.9
Gloucester North/Orleans	2.9	1.7	2.2	1.7	2.0	3.4	2.5	++	2.4	1.4
Eastern Ottawa Surrounding Areas	**	**	++	3.5	++	++	**	**	++	0.9
Gloucester/Eastern Areas	2.9	1.6	2.1	1.8	1.8	3.1	2.6	++	2.3	1.4
Nepean	3.9	3.0	3.2	0.9	2.8	1.7	3.4	0.7	3.0	1.1
Western Ottawa Surrounding Areas	**	**	3.2	1.3	3.1	2.3	1.4	2.6	2.4	2.4
Nepean/Western Areas	3.8	3.0	3.2	1.0	2.9	1.8	3.3	0.8	2.9	1.2
Ottawa-Gatineau CMA (Ont. Part)	**3.5**	**1.9**	**2.1**	**1.4**	**2.0**	**2.0**	**3.8**	**1.7**	**2.2**	**1.5**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Ottawa-Gatineau CMA (Ont. Part) - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	3.2	4.2	2.4	2.6
Inner Suburbs	4.3	3.6	2.4	2.9
Outer Suburbs	2.5	3.0	2.9	3.2
Ottawa-Gatineau CMA (Ont. Part)	**3.2**	**3.6**	**2.5**	**2.9**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Ottawa-Gatineau CMA (Ont. Part) - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown	**	778	**	1,010	1,700	1,322	**	1,661
Inner Suburbs	**	739	1,122	886	1,456	1,080	1,575	1,296
Outer Suburbs	**	783	1,171	903	1,241	1,083	**	1,244
Ottawa-Gatineau CMA (Ont. Part)	****	**766**	**1,191**	**932**	**1,432**	**1,132**	**1,625**	**1,396**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Ottawa-Gatineau CMA (Ont. Part) - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	**	**	1,162	**	1,476	1,700	**	**	1,316	1,617
Inner Suburbs	**	**	976	1,122	1,229	1,456	**	1,575	1,203	1,382
Outer Suburbs	**	**	**	1,171	1,259	1,241	**	**	1,267	1,265
Ottawa-Gatineau CMA (Ont. Part)	**	**	1,085	1,191	1,271	1,432	1,525	1,625	1,258	1,400

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Ottawa-Gatineau CMA (Ont. Part) - October 2013

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	1.9	4.4	3.1	3.5
25 to 49 Units	3.6	5.8	2.6	4.2
50 to 99 Units	3.1	**	3.1	3.5
100 to 199 Units	5.1	3.1	2.2	2.6
200+ Units	2.1	2.4	2.0	2.1
Total	3.2	3.6	2.5	2.9

[1] Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Ottawa-Gatineau CMA (Ont. Part) - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Downtown	6,641	7,009	1,832	2,025	27.6	28.9	3.2	4.2
Inner Suburbs	9,399	9,713	1,753	2,116	18.7	21.8	4.3	3.6
Outer Suburbs	10,176	11,122	1,818	2,562	17.9	23.0	2.5	3.0
Ottawa-Gatineau CMA (Ont. Part)	**26,216**	**27,844**	**5,426**	**6,680**	**20.7**	**24.0**	**3.2**	**3.6**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Ottawa-Gatineau CMA (Ont. Part) - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Ont. Part)								
3 to 24 Units	1,843	1,746	357	411	19.4	23.5	1.9	4.4
25 to 49 Units	2,549	2,952	442	606	17.3	20.5	3.6	5.8
50 to 99 Units	3,902	4,456	747	893	19.1	20.0	3.1	**
100 to 199 Units	9,667	10,438	1,817	2,378	18.8	22.8	5.1	3.1
200+ Units	8,255	8,252	2,025	2,352	24.5	28.5	2.1	2.4
Total	26,216	27,844	5,426	6,680	20.7	24.0	3.2	3.6

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Ottawa-Gatineau CMA (Ont. Part) - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	**	**	**	**	**	1,168	1,496	1,443	1,470	1,401
Semi detached, Row and Duplex	**	**	**	**	1,022	1,050	1,208	1,219	1,166	1,179
Other-Primarily Accessory Suites	**	**	764	818	913	**	1,051	1,253	960	998
Total	**	**	770	**	1,004	1,068	1,239	1,267	1,179	1,183

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type
Ottawa-Gatineau CMA (Ont. Part) - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Ottawa-Gatineau CMA (Ont. Part)		
Single Detached	4,957	5,291
Semi detached, Row and Duplex	28,103	22,473
Other-Primarily Accessory Suites	4,737	6,015
Total	37,797	33,780

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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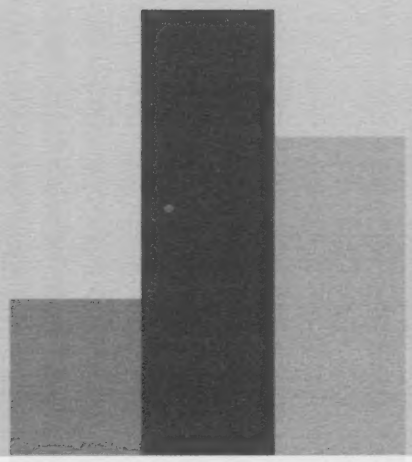

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
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- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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